

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
FEBRUARY 5, 2004

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, February 5, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning at **1:30 P.M.**

1. Approval of January 8, 2004 and January 22, 2004 MAPC meeting minutes.

❖ **SUBDIVISION ITEMS**

Items 2-1 to 2-6 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of January 29, 2004. Ed Sunquist, Elizabeth Bishop, Bill Johnson, James Barfield, present. Bob Hernandez, David Wells absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 2-1 (SUB2003-150) Approved, vote 3-2 Subdivision on January 15, 2004.

Agenda Item 2-2 (SUB2003-94) Approved, vote 4-0; Agenda Item 2-3 (SUB2004-07) Approved, vote 4-0;

Agenda Item 2-4 (SUB2004-02) Approved, vote 4-0; Agenda Item 2-5 (SUB2004-03) Approved, vote 4-0;

Agenda Item 2-6 (SUB2004-04) Approved, vote 3-0; Agenda Item 3-1 (VAC2003-61) Approved, vote 3-0;

Agenda Item 3-2 (VAC2003-62) Approved, vote 4-0;

- 2-1. **SUB2003-150– One-Step Final Plat – STONEYPARK ADDITION, located on the west side of Greenwich Road, north of 47th Street South. (MAPC Deferred 1-22-04).**

Engineer: K.E. Miller Engineer, P.A.

Acreage: 39.5

Total Lots: 64

- 2-2. **SUB2003-94– One-Step Final Plat – STONEHEDGE THIRD ADDITION, located on the east side of Rock Road and the south side of 35th Street North.**

Engineer: Baughman Company, P.A.

Acreage: 2.29

Total Lots: 2

- 2-3. **SUB2004-07– One-Step Final Plat – HUNTER’S POINTE TAYLOR ADDITION, located south of Harry and east of 143rd Street East.**

Engineer: Baughman Company, P.A.

Acreage: 3.95

Total Lots: 5

- 2-4. **SUB2004-02– One-Step Final Plat – THE MOORINGS SOUTH ADDITION, located north of 42nd Street North and on the west side of Meridian.**

Engineer: Poe and Associates

Acreage: 55.24

Total Lots: 50

2-5. SUB2004-03– One-Step Final Plat – A & G FARMS ADDITION, located north of 39th Street South, on the west side of 391st Street West.

Engineer: Certified Engineering Design, P.A.

Acreage: 2.37

Total Lots: 1

2-6 SUB2004-04 - One-Step Final Plat – PARKER OIL ADDITION, located on the west side of West Street and south of MacArthur Road.

Engineer: AM Consulting, Inc.

Acreage: 5

Total Lots: 1

❖ PUBLIC HEARING — VACATION ITEMS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 3-1 to 3-2 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

3-1. VAC2003-61 – Request to Vacate a 10-Foot of a 20-Foot Platted Utility Easement, located southeast of Harry – Greenwich intersection.

3-2. VAC2003-62 – Request to Vacate a Platted 40-Foot Drainage Easement, located southwest of K-42 and Tyler, southeast of Norman and south Midco.

❖ PUBLIC HEARING — ZONING ITEMS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

- 4.** Case No.: CON2003-54
Request: Sedgwick County Conditional Use to allow parking of a semi-tractor and trailer as a rural home occupation on property zoned “RR” Rural Residential
General Location: South of 85th Street North and east of Ridge Road
Member City: Valley Center Planning Commission heard January 27, 2004
Presenting Planner: Bill Longnecker
- 5.** Case No.: CUP2003-54 DP151 Amendment #4
Request: Amendment to The Dugan Centre Community Unit Plan
General Location: North of Kellogg and west of Dugan
Presenting Planner: Scott Knebel
- 6.** Case No.: ZON2003-76
Request: Sedgwick County Zone change from “SF-20” Single-family Residential to “LC” Limited Commercial and “TF-3” Two-family Residential

- General Location: On the north side of Pawnee, approximately 600 feet east of Webb Road
- Presenting Planner: Bill Longnecker
- 7.** Case No.: CUP2003-67 DP36 Amendment #1
- Request: Amendment to Pizza Hut Second Addition Community Unit Plan
- General Location: On the south side of Kellogg approximately 1/2 mile east of Webb Road
- Presenting Planner: Donna Goltry

- 8a.** Case No.: CUP2003-64 DP272 (Associated with ZON2003-71)
Request: Creation of The Asian Garden Commercial Community Unit Plan
General Location: North of 47th Street South and west of Rock Road
Presenting Planner: Scott Knebel
- and**
- 8b.** Case No.: ZON2003-71 (Associated with CUP2003-64 DP272)
Request: Sedgwick County Zone change from “SF-20” Single-family Residential
and “RR” Rural Residential to
“NR” Neighborhood Retail and “LC” Limited Commercial
General Location: North of 47th Street South and west of Rock Road
Presenting Planner: Scott Knebel

❖ **PLANNING COMMISSION ITEMS**

- 9.** Case No.: DR2004-01
Request: Amendment to the April 19, 2001 Edition of the Wichita-Sedgwick
County Unified Zoning Code (UZC) To Article III-B.14.e and
Article IV-B, pertaining to outdoor portable storage containers and to
screening requirements
Presenting Planner: Donna Goltry
- 10.** Other matters/adjournment.

**John L. Schlegel Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission**